

Westfield-Washington Advisory Plan Commission held a meeting on Tuesday, February 21, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Bill Sanders, Robert Spratz, Cindy Spoljaric, and Danielle Tolan.

**City Staff Present:** Andrew Murray, Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney

**Minutes:**

Motion: To approve the minutes for the February 6, 2012 with recommended change.

Motion: Kingshill; Second: Tolan; Vote: Passed by voice vote

Clark reviewed the Advisory Plan Commission Rules of Procedure and Public Hearing Rules.

**ITEMS OF BUSINESS**

Case No. 1203-REZ-01  
Petitioner Henke Development Group, LLC  
Description Northeast corner of SR 32 and Wheeler Road; Petitioner requests a change in zoning from the Enclosed Industrial District to the General Business District on approximately 7.2 acres.

Murray presented the details of the petition, which is to request a change in zoning on a seven-acre piece of property from Enclosed Industrial to General Business, with the intent to accommodate retail type uses. He added this property will be bisected with an east/west connection road, which is part of the US 31 Major Moves project and will be completed at the end of 2012. He also stated this item was introduced to City Council at the February 13 meeting.

Spoljaric expressed concern about the wellhead protection and certain land uses which may store potentially harmful chemicals.

Murray responded that any development plans submitted on this property moving forward will have to comply with the wellhead ordinance.

A Public Hearing opened at 7:12 p.m.

Ms. Andy Montgomery, representing the Westfield Chamber of Commerce Board, stated they have evaluated and support this project.

Mr. Mic Mead stated he is pleased the project is not asking for a curb cut and is using the existing cross roads.

The Public Hearing closed at 7:14 p.m.

Spoljaric asked if this is a signalized intersection at Wheeler.

Murray responded yes; right in, right out at Sunpark Drive.

Spoljaric asked about estimated traffic counts.

Murray responded he is not aware of any, but will research with the State to see what is available.

Hoover requested a map of the US 31 interchange maps to see where the ramp enters SR 32 in relation to this property.

Mr. Steve Henke shared a diagram of the ramp location.

Spoljaric asked how this would work with the 5,000 square foot minimum building size established.

Murray stated in the SR 32 overlay that was the established building size, but a provision was added stating it is understood that retail pockets would be contemplated and would be handled on a case-by-case basis.

**ADJOURNMENT** (8:34 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.